

TRANSFER  
TAX  
PAIDDEED OF TRUSTEE  
(Maine Statutory Short Form)

028347

(sometimes known  
as Roger A. Dugour)


36-8

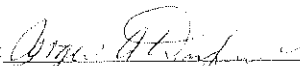
KNOW ALL BY THESE PRESENTS, that I, **Roger A. Dufour, Trustee of the Roger A. Dufour Trust**, of Waterville, County of Kennebec, and State of Maine, by the power conferred by law, and every other power, for consideration paid, GRANT to **KMIC Associates**, a Maine corporation, of South Portland, County of Cumberland, and State of Maine, whose mailing address is: 43 Hemco Road, South Portland, Maine 04106, with WARRANTY covenants, certain real estate located in Waterville, County of Kennebec, and State of Maine, which is more particularly described in Exhibit A attached hereto and made a part hereof.

WITNESS my hand and seal this 30th day of October, 1997.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

SELLER:  
ROGER A. DUFOUR, TRUSTEE  
OF THE ROGER A. DUFOUR TRUST

  
\_\_\_\_\_  
WITNESS

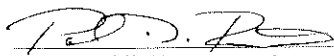
By:   
\_\_\_\_\_  
Roger A. Dufour (sometimes known as Roger A. Dugour)  
Its Trustee

STATE OF MAINE  
CUMBERLAND, SS

October 30, 1997

Then personally appeared the above-named Roger A. Dufour, Trustee of the Roger A. Dufour Trust, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Trust.

Before me,

  
\_\_\_\_\_  
Notary Public/Attorney-at-Law

Printed Name: FRANCOIS D. RETSPOL

Exhibit A

36-8

A certain lot or parcel of land with any buildings or improvements thereon, situated in the City of Waterville, Kennebec County, Maine, depicted as "Parcel to be Leased w/ Option to Purchase to Kris-Way Truck Leasing, 136,940 sq. ft., 3.14 Ac." on a certain plan entitled "Plan Showing the Portion of Property of Roger Dufour to be Leased to Kris-Way Truck Leasing, Airport Road, Waterville, Maine" dated September, 1984, drawn by K&K Land Surveyors, Inc., Oakland, Maine, and to be recorded in the Kennebec County Registry of Deeds (the "Plan"), and being more particularly bounded and described as follows:

Beginning at an iron pin set or to be set in the ground at the northwesterly corner of a parcel of land depicted on the Plan as "Other Land of Roger Dufour" at land now or formerly of Goodrum Company as described in a deed recorded in the Kennebec County Registry of Deeds in Book 1420, Page 265, which iron pin is or is to be located North 65° 41' 27" West a distance of Three Hundred (300) feet from an existing iron pin on the northwesterly sideline of Airport Road and the northeasterly corner of said parcel of land depicted on the Plan as "Other Land of Roger Dufour";

thence running North 65° 41' 27" West a distance of Four Hundred Eighteen (418) feet along the southwesterly boundary of said land now or formerly of Goodrum Company to an iron pin set or to be set in the ground;

thence turning and running South 24° 18' 33" West a distance of Three Hundred Thirty-Eight and 95/100 (338.95) feet to an iron pin set or to be set in the ground at the boundary of land now or formerly of Robert L. Adam as described in an instrument recorded in the Kennebec County Registry of Deeds in Book 1792, Page 224;

thence turning and running South 68° 47' 46" East a distance of Four Hundred Eighteen and 615/1000 (418.615) feet along the northeasterly boundary of said land now or formerly of said Robert L. Adam to an iron pin set or to be set in the ground at the southwesterly corner of said parcel of land depicted on the Plan as, "Other Land of Roger Dufour";

thence turning and running North 24° 18' 33" East a distance of Three Hundred Sixteen and 27/100 (316.27) feet along the northwesterly boundary of said parcel of land depicted on the Plan as "Other Land of Roger Dufour", to the point of beginning.

Reference is made to said Plan entitled "Plan Showing the Portion of Property of Roger Dufour to be Leased to Kris-Way Truck Leasing, Airport Road, Waterville, Maine" dated September, 1984, drawn by K&K Land Surveyors, Inc., Oakland, Maine, and to be recorded in the Kennebec County Registry of Deeds.

Also hereby conveying to Grantee, its successors and assigns, an easement appurtenant to the above-described premises (hereinafter sometimes referred to as, the "Benefited Property"), for purposes of vehicular and pedestrian ingress to the Benefited Property from Airport Road and egress from the Benefited Property to Airport Road, and for purposes of laying, constructing,

36-8

maintaining, repairing, and replacing a paved driveway or roadway, and for purposes of laying constructing, maintaining, repairing and replacing any and all utilities, utility facilities, and utility services which are now or may in the future become available (including, without limitation, facilities necessary for the transmission of electricity, gas, telephone, electronic or digital communications, cable television, sewerage, water or similar services), and which are necessary or desirable for the present or future commercial use of the Benefited Property, and for all other purposes for which an easement may be granted, said easement to be in, over, under, and across a portion of said parcel of land depicted on the Plan as "Other Land of Roger Dufour", which portion is more particularly bounded and described as follows:

Beginning at an iron pin set or to be set in the ground, as shown on the Plan, at the northeasterly corner of the Benefited Property;

thence running South 65° 41' 27" East along the northeasterly boundary of said parcel of land depicted on the Plan as "Other Land of Roger Dufour" and land now or formerly of said Goodrum Company, a distance of Three Hundred (300) feet to the northwesterly sideline of Airport Road;

thence turning and running South 24° 18' 33" West along the northwesterly sideline of said Airport Road a distance of Forty (40) feet to a point;

thence turning and running North 65° 41' 27" West on a course parallel with and Forty (40) feet from said land now or formerly of Goodrum Company a distance of Three Hundred (300) feet to the southeasterly boundary of the Benefited Property;

thence turning and running North 24° 18' 33" East along the southeasterly boundary of the Benefited Property a distance of Forty (40) feet to the point of beginning.

Said easement shall be appurtenant to and shall run with the Benefited Property and shall burden and run with said parcel of land depicted on the Plan as "Other Land of Roger Dufour" and shall inure to and be binding on the Grantor, the Grantee, and their respective heirs, successors and assigns.

Being a portion of the premises described in a deed from Roger A. Dufour to Roger A. Dufour (erroneously identified in said deed as Roger A. Dugour due to a scrivener's error), Trustee of the Roger A. Dufour Trust, dated October 26, 1992, and recorded in the Kennebec County Registry of Deeds in Book 4258, Page 103.

RECEIVED KENNEBEC SS.

97 OCT 31 PM 2:25

ATTEST: *Theresa R. Quinn*  
REGISTER OF DEEDS